

P. 100
Southern California Architects--Hunt & Burns

THE BUILDING REVIEW



NOVEMBER, 1922

Vol. XXII No. 5

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THE BUILDING REVIEW

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CONTENTS

Cover—Automobile Club of Southern California

PLATES

Work of Hunt and Burns.....Plate No.
53-68

TEXT

	Page
Southern California Architects, Hunt and Burns, Experts on Club Houses by Harris Allen.....	57
Berried Shrubs, by Miss Katherine Jones.....	61
San Francisco Chapter, American Institute of Architects, Monthly Bulletin.....	70

INDUSTRIAL

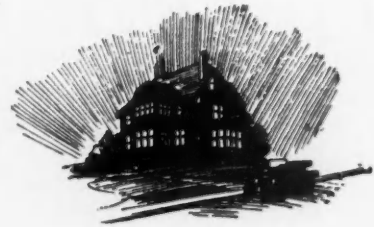
New Industries Attracted to Los Angeles.....	66
Stockton Announces Large Building Program.....	67
San Francisco Activities.....	67
Review of Trade Literature.....	XIII
Civil Service Examination for Draftsman.....	XIII
Advantages of Steel Casement Windows.....	XV
Motion Pictures to Help Home Building.....	XVI

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The BUILDING REVIEW

VOL. XXII

SAN FRANCISCO, NOVEMBER, 1922

No. 5



ESTATE OF WM. MEADE ORR ALHAMBRA, CALIFORNIA
HUNT AND BURNS, Architects

Southern California Architects

Hunt and Burns---Experts on Clubhouses

By HARRIS ALLEN

Sumner P. Hunt and Silas R. Burns are men that the building committee of a club or institution must view with relief. There is a comforting air of authority, of experience about them, of well-balanced judgment, combined with a definite impression of trustworthiness. I am sure that if I were representing a large number of people in the expen-

diture of a considerable sum of money, the first sight of these gentlemen would inspire me with confidence, and after one conversation I should thankfully transfer the responsibility to their shoulders, feeling sure that by so doing I was best serving my constituents. Such an effect is not produced by extreme youth or age.

THE BUILDING REVIEW



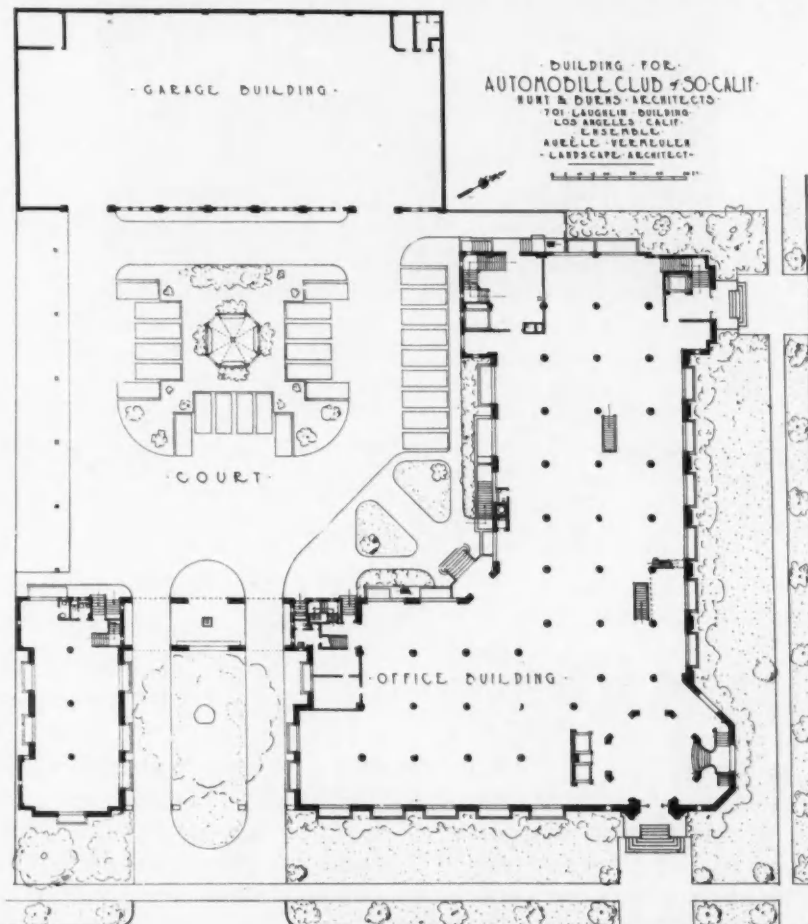
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WILSHIRE COUNTRY CLUB



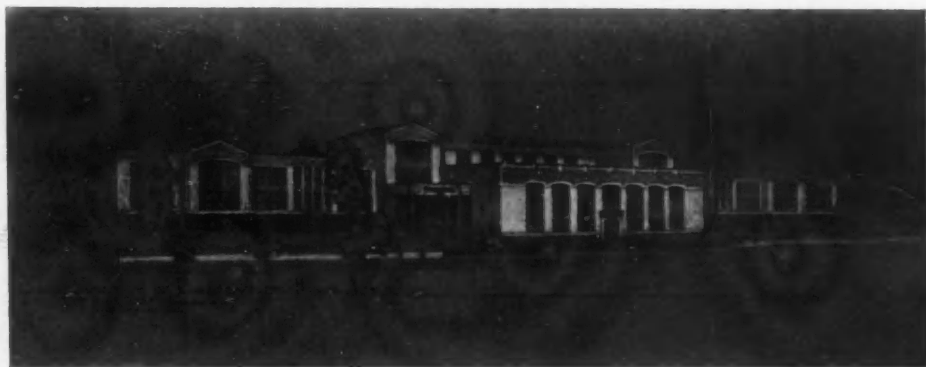
DINING ROOM
LOS ANGELES, CALIFORNIA

Mr. Hunt is at that pleasant stage known as "the prime of life," when a man's mature powers are at their height, and which lasts for a quite indefinite period in California. In early life, circumstances forced him into organization and executive work. It was to some extent incidental that this happened to be connected with architecture. I imagine if Mr. Hunt had started as clerk in a railroad office

or in a great manufacturing plant, he would be head of the company today, for he is a born executive. But it was an architect's office, and the problems of construction, the creation of buildings adequate for their purpose, interested him. So he has applied that clear-thinking, systematic brain machine of his to the proper administration of architectural duties and functions and responsibilities.



THE BUILDING REVIEW



ROOSEVELT HIGH SCHOOL
LOS ANGELES, CALIFORNIA

Such a man is bound to have authority and position pressed upon him by different bodies, for an architect's career brings him into contact with many and various classes of men. Of interest to us is the fact that Mr. Hunt is serving as President of the Southern California Chapter of the American Institute of Architects with conspicuous success.

While the inner work of the office is more directly under the guidance of Mr. Burns, still the influence of the senior partner can be followed in the clear, lucid planning of the larger buildings; no matter how elaborate the requirements, the arrangement is always logical and the sequences natural. It is evident that the element of ample and convenient "circulation," which is frequently overlooked in American plans, is considered by this firm to be an essential part of every problem.

There is a well-worn old Latin motto which can be applied, it seems to me, to the general output of Hunt and Burns: "*mens sana in corpore sano*"—a healthy mind in a healthy body. The exterior treatment of their buildings is almost invariably a clear, straight-forward expression of the plan, with very little ornament, and that not superfluous, but clearly in line with Ruskin's dictum that construction may be ornamented, but ornament should not be con-

structed. An occasional entrance emphasized—and the rest depends for its architecture upon scale and balance.

This is a severe test; and much of the firm's work is well able to stand it. Certainly, among the buildings here shown, there are few, if any, which are liable to appear passé and tiresome with the lapse of years. There is no labored stylistic treatment, no wholesale appropriation of another man's design, ancient or modern. With the exception of the Automobile Club, there is no deliberate striving for effect; and in that case, one of the principal requirements, insisted upon by the Club, was to produce a feature which should be a sort of architectural "Stop, Look, and Listen!" which no motorist, no matter how near the speed limit, could pass without noticing.

There are many excellent points to the Automobile Club which can not be appreciated in a photograph; the window treatment, for instance, which preserves the architectural character and yet provides the interior—and this is in reality largely an office building—with abundance of light, including the basement. The interior is not fully finished yet, but it is clear that the rotunda, which forms the main entrance and stair hall at the corner, is going to be a very interesting and



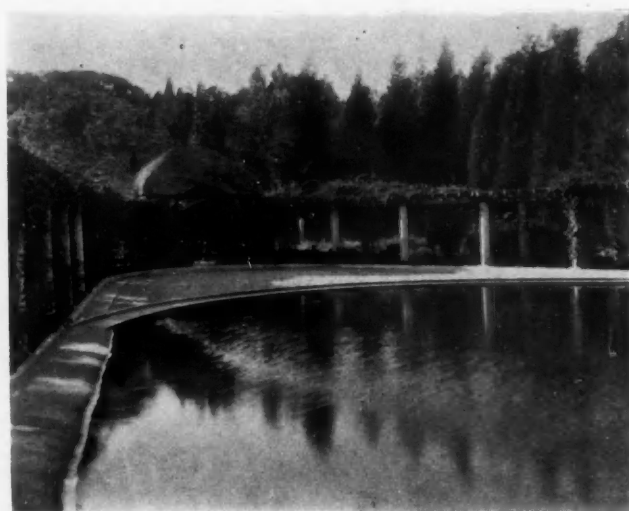
PLAN OF ROOSEVELT HIGH SCHOOL

successful feature. The other special rooms, the dining room and the director's room, promise to be effective, especially for the beautifully curved great concrete trusses which span the dining room.

The Wilshire Country Club is very pleasant to the eye, with dull pink walls and a fine expanse of tile roof, generally brown in effect. It is a bit suggestive of a nunnery, with high secluding wall and cloistered entrance, through which one catches glimpses of a patio garden; here well may disillusioned golfers make vows to lead a better life. The great end window throws light on the proper vestment for both inner and outer man, for the kitchen is below and a dressing room above, with wall lockers in the projections under the clerestory windows.

The facade toward the links is frankly designed for observation, but is picturesque in any event. An effective feature is the long flogged walks with irregular, grass-grown joints. Awnings contribute to the effect, as they do to such a marked extent all through Los Angeles with the conditions of strong sunlight the southern climate produces. The long awning which extends the veranda space at one side of the patio gives a delightful contrast to the sunny sheltered, formal garden; a grateful resting place on a hot day.

The great room which is the setting for the inner life of the club is cheerful and unusual; there is no wood showing, except ceiling beams and doors, even the casings being reduced to a small plain ground, painted a slightly different color from the walls. These are very rough plaster, painted a strong, warm yellow, with lighter yellow stenciled borders and decorations mostly in blue, consisting of



ESTATE OF CAPTAIN SPAULDING
LOS ANGELES, CALIFORNIA

tapestries and mural panels. The dining room has plaster walls in ivory paint, with grayish brown wood ceiling, and effective iron fixtures with orange colored bowls. It is a pleasant room. The interior decoration of the Club was worked out in collaboration with Mrs. Katherine Van Dyke.

The Los Angeles Country Club has been in existence long enough to be judged as a finished product. The great poplar trees, for example, were planted by Mr. Hunt about twelve years ago, a growth hard to credit (if you are not a Californian). So this building has fairly grown into its site, and certainly no one could resist the unaffected, comfortable spirit of country life and hospitality which it radiates. This comes close to being genuine American Architecture. It is not academically Colonial (if there be such a thing), but it is permeated with Colonial feeling. Charles Platt might have done it; and he has caught the Colonial flavor more than any man now practising, that I know of. Its long horizontal lines suit the level stretches of velvety turf; the vines and planting could hardly be improved. Its carriage entrance is welcoming but not revealing. It is easy to understand why the 1200 members of the Club have never tired of their home, nor changed it except in refreshing the furnishings or adding a wing when absolutely forced to increase their floor space. Fortunately, this has been possible without injuring the tranquil facade of the main building. Incidentally—there may be better golf in Heaven; but who cares to die, if he can play the thirty-six holes of the Los Angeles Country Club?

The Virginia Country Club is new, but the pleasing simplicity of its proportions and lines

(Continued on Page 64)



ESTATE OF CAPTAIN SPAULDING
LOS ANGELES, CALIFORNIA

THE GARDEN

BERRIED SHRUBS

By MISS KATHERINE JONES

Delivered before the Garden Club of Alameda County

Mr. Wilson, in his numerous trips to China, succeeded in introducing to us a new class of plant materials—or at least has increased their popularity. I refer to the berried shrubs.

By berried shrubs we mean those whose fruits are conspicuous and beautiful enough to be ornamental. They should be reasonably persistent, fairly abundant, arranged with the berries well in sight and ripe before the holiday season when flowers are scarce or almost entirely lacking. After Christmas, when the Daffodils and other bulbs gladden our hearts with their bright yellow blooms and when the deciduous trees are sending forth their tender green leaves, the scarlet berries do not seem to fit into nature's color scheme, nor are they so attractive to us as they are in the fall and early winter months when the leaves are dark and somber and need the scarlet fruit as a complement to the green foliage.

In the selection of berried shrubs we should pay attention to three things: the foliage effect, the flower effect, and the berry effect, since all three are concerned in the grand total.

FOLIAGE EFFECT, amount, color and texture of leaves.

1. Amount of leaves.—Deciduous shrubs often do not have sufficient foliage to show off the berries to good advantage since they cannot usually make a fine show of berries and also abundant foliage at the same time. In such cases we should furnish these plants with a good background of green to contrast with the berries.

2. Color of leaves.—In general, good green leaves should go with scarlet berries. For example, *Pyracantha crenulata* with the green type of leaf heightens the color of the berries while the type with gray leaves deadens the color of the berries. An exception to this green color of the leaves might be plants like the *Nandina domestica*, whose leaves color with the berries and serve to heighten their effect.

3. Leaf Texture.—If berried shrubs are to be massed in with other shrubs care must be taken to use those of like texture. One with a shining leaf does not usually look well with a dull leaf. *Coprosma baueri* does not combine well with most of our berried shrubs. Its leaves are so shining that they reflect the light and deaden the appearance of the others. Be-

sides that, its foliage is weedy looking compared with the good dark green of the Christmas berry or with that of the Strawberry Tree.

FLOWER EFFECT.—Most of these berried shrubs flower in the spring with a fine burst of bloom fully as handsome as most of our spring deciduous shrubs. Many of these flowers are pinkish white and are either borne in clusters or singly or in small groups similar to the clusters of berries. While some berried shrubs are handsome in bloom others are rather dull, due to their irregular flowering period (*Cotoneaster franchetii*) or to their habit of hiding their flowers under their leaves (*Cotoneaster acuminata*).

BERRY EFFECT.—1. Color.—In the eastern United States berried shrubs have long been in favor on account of the contrast between the berries and the white snow. Here in California where we seldom see the snow we use berries for their fall and winter effect. They may take the place of flowers in our garden scheme or may be a welcome addition to the flowers. The berry should be bright, preferably white or red or some shade of red. This is because our leaves become dark and somber toward fall and need a touch of bright color to brighten the gloom.

2. Persistence of berries.—The choice of a berried shrub will often depend upon the length of time the berries remain upon the stem. While the fruits of *Crataegus mollis* are especially large and attractive they drop as soon as ripe and absolutely ruin the picture you are endeavoring to create. On the other hand *Pyracantha angustifolia* has the berries ripe from October until June which give a color note to the garden in the fall and winter when most barren of flowers. Between these two extremes we find many degrees of persistence of berries. *Pyracantha coccinea lalandii* on the University campus drops its berries by October or November, while in Southern California this same species retains its berries until Christmas time. On the other hand *Pyracantha crenulata* has already lost its berries (through birds) in Southern California, while here they are still in their prime and may last a month longer. Birds are already eating the berries of *Cotoneaster franchetii*, while those of *Cotoneaster pannosa* will prob-

(Continued on Page 65)

EDITORIAL



RESIDENCE OF JAMES ATKINSON
LOS ANGELES, CALIFORNIA

HUNT & BURNS, ARCHITECTS

It appears to have been clearly established by the great building activity and general increase in business prosperity of the past summer, that the "American Plan" is a success. And so long as no punitive or vindictive measures are taken, Labor itself, or at least the great element of industrious and intelligent members of that class, is likely to recognize the fact and accept its share in the volume of business.

Common sense and prudent foresight alone, would dictate the avoidance of any action that was not fair, just, above-board, and in accordance with the principles declared in connection with the American Plan. If it is true, as declared by the Carpenters' Council, that subcontractors have been removed from jobs because they employed union men, or that the discharge of old and trusted employees has been forced for no other reason than that they were union men, such actions should be immediately disclaimed and condemned by all who have the real interests of the community at heart. This would be a short-sighted policy indeed. The day has gone by when any concern depending on public good will for its success, can violate its own published agreement.

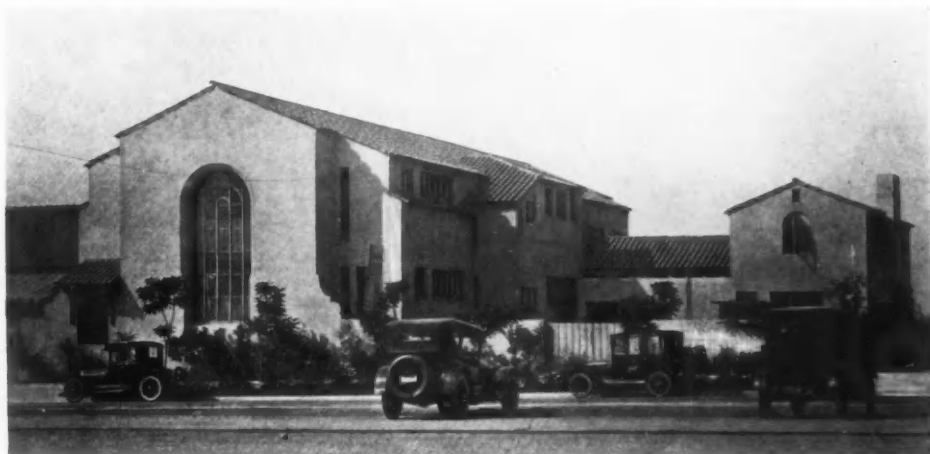
The very principle from which the American Plan was evolved is at stake. "The right of any person to seek, secure and retain work

for which he is fitted, and the right of the employer to engage or dismiss employees, should not be abridged or denied because of membership or lack of membership in any organization or association of any kind."

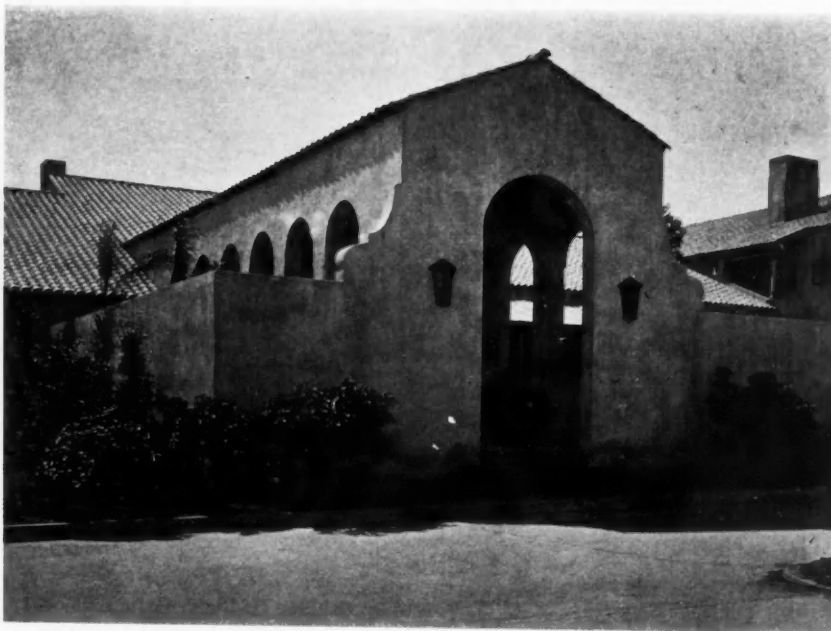
This principle must be maintained, and it must apply to all cases, if our prosperity is to be real and permanent. The American Plan is based upon what America stands for—equal opportunity, and no special privilege for any class or person. Spite or greed must not interfere with the upholding of this standard.

In an able editorial, *The Western Architect* announces the appointment of a new group of Advisory Editors. We reprint a paragraph which seems to us excellently expressed:

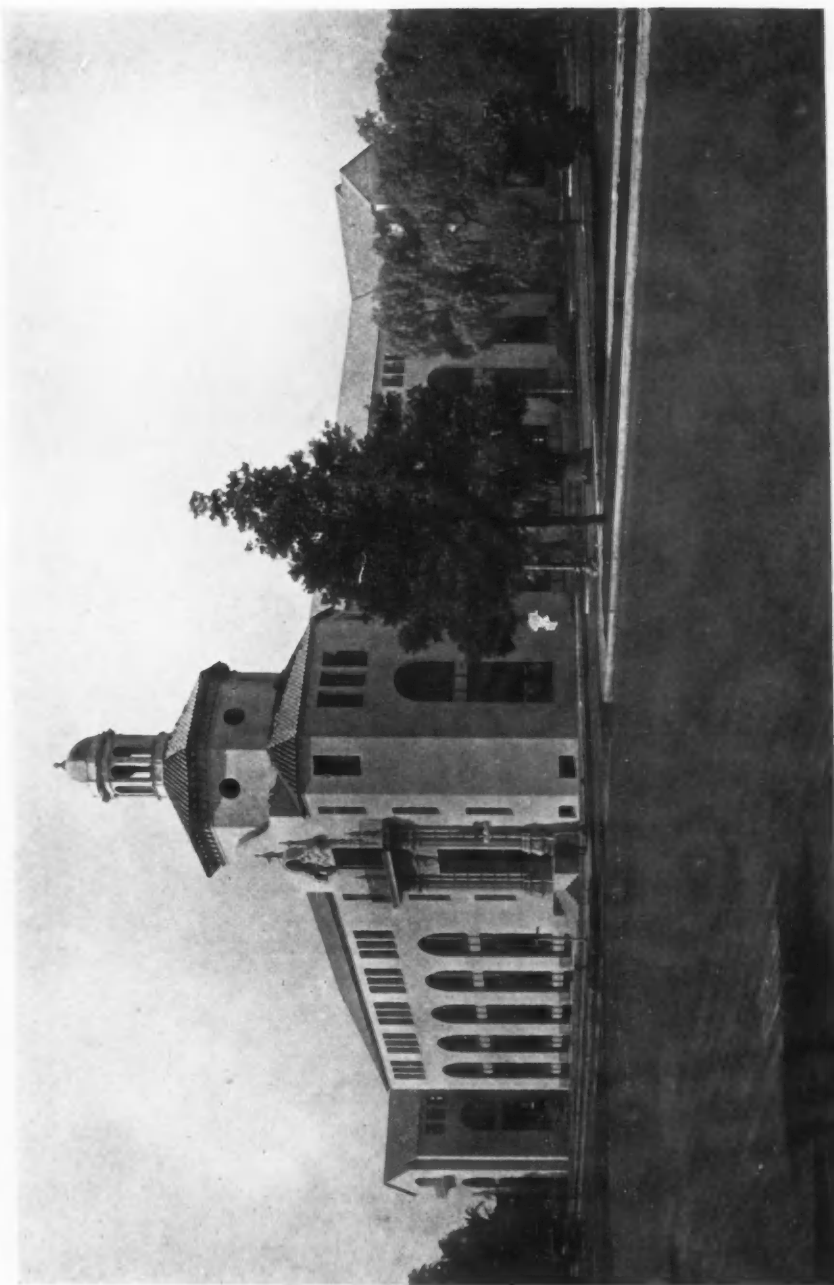
The Western Architect considers itself indeed honored that these men are willing to devote of their time and energy to aid in up-building of a magazine which desires to give the west its medium of expression. But, and this fact is thoroughly understood, the service is not for *The Western Architect*; it is for the profession of architecture. A strong journal is essential to the advance of any profession, and most of us believe there is going on a virile development in the Art. That this shall have expression; and, conversely, that a record of progress shall be available, is essential.



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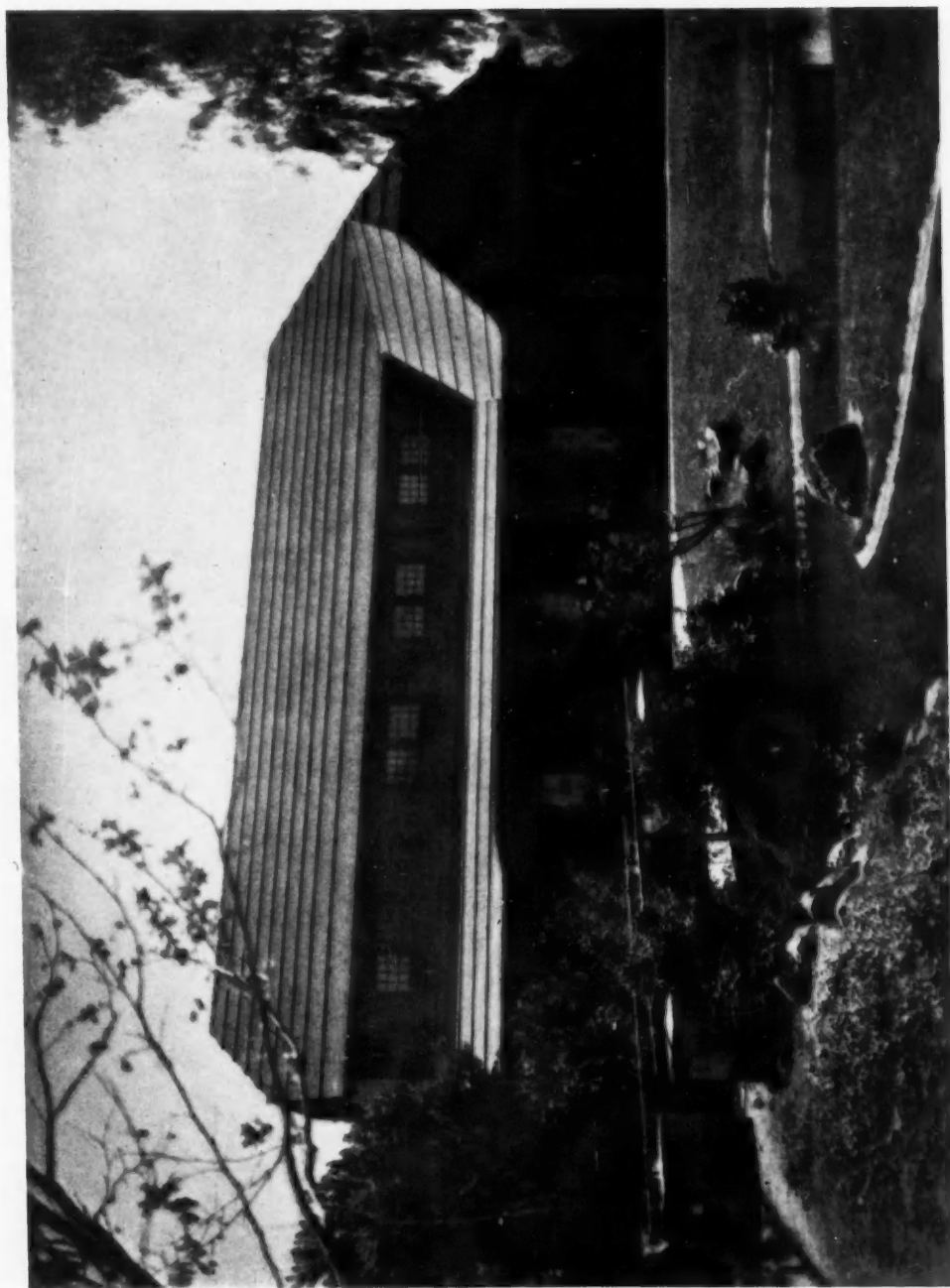
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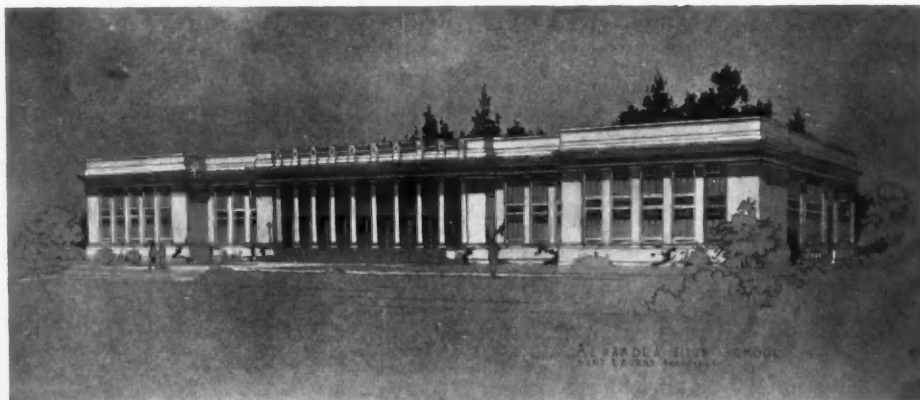
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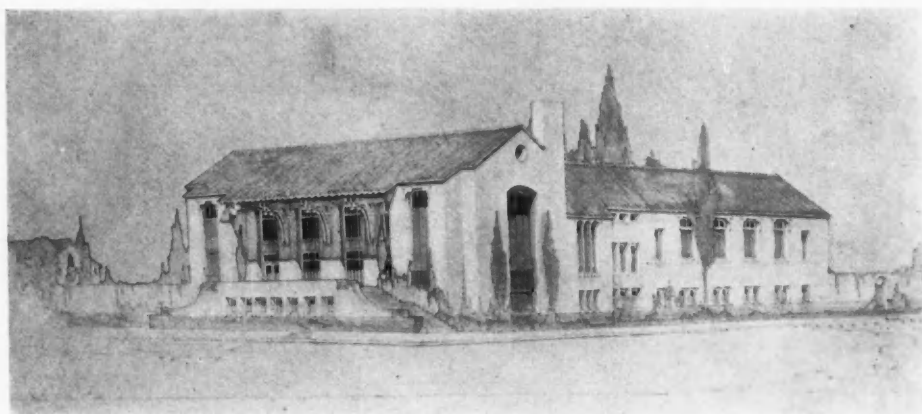
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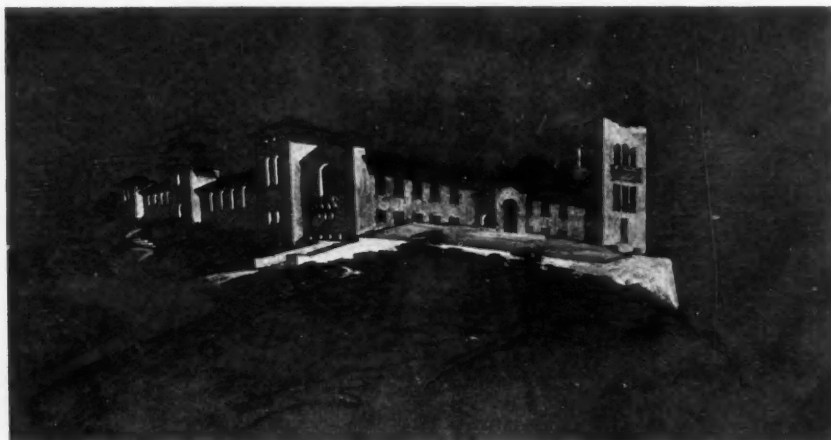
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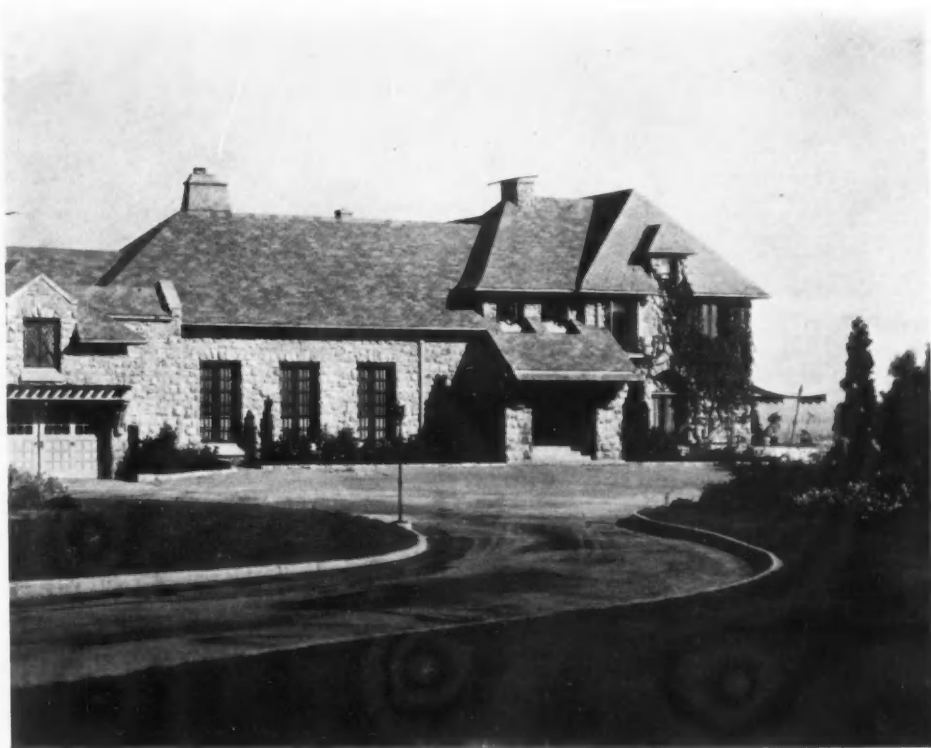
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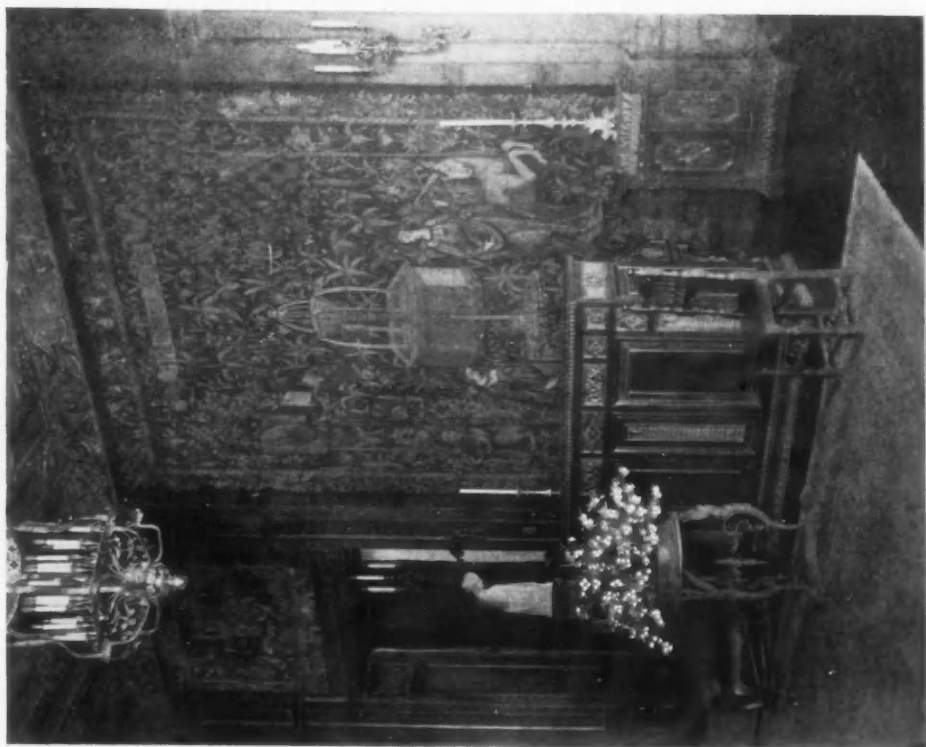
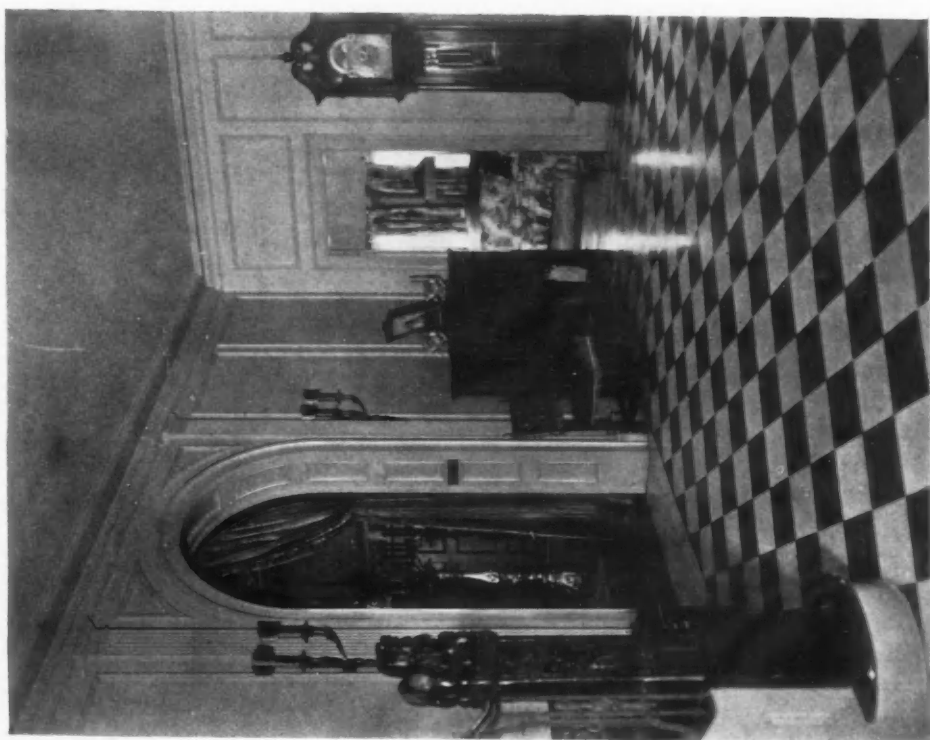
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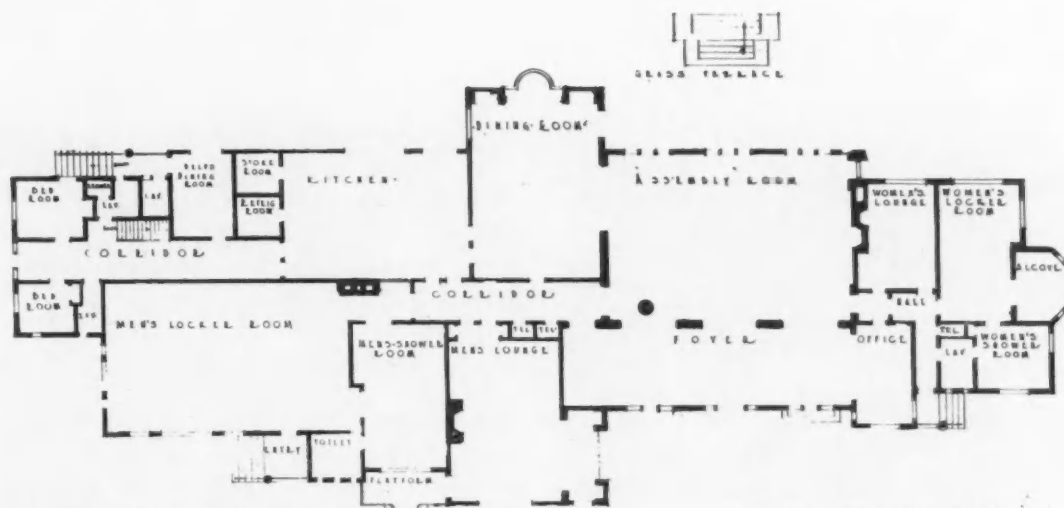


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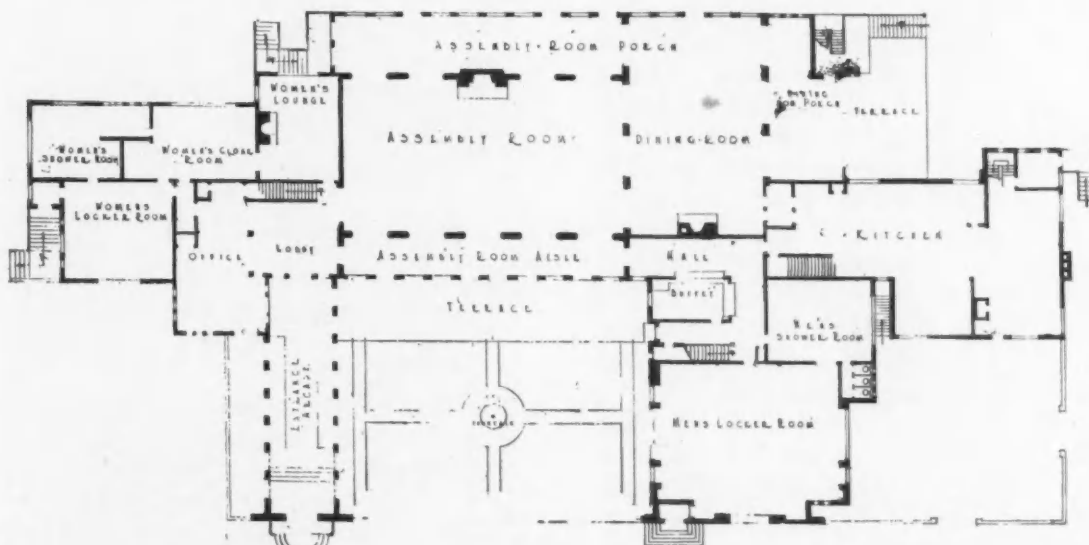
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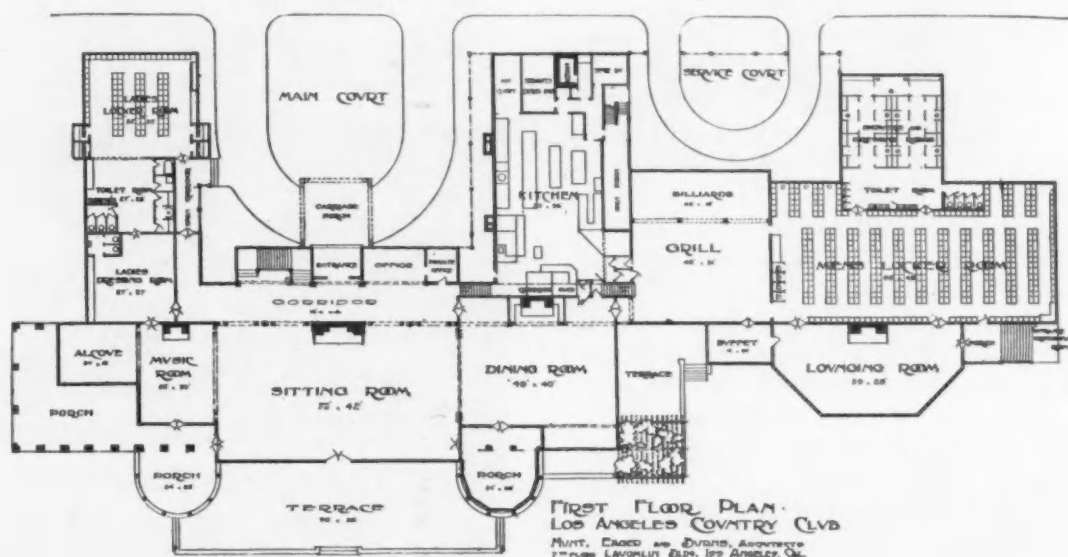
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7th FLOOR LAYOUT BY J. H. ANSELBY, JR.



ENTRANCE GATE
ESTATE OF CAPTAIN SPAULDING

(Continued from page 60)

gives promise of good results when the planting is grown. It is interesting to compare the sketches of this and the Southwest Museum with the photographs of executed buildings. These clean and brilliant drawings are the work of Mr. Ernest Irving Freese, to whose able technique in handling Hunt and Burns' office work much credit is due.

The Southwest Museum has been published and praised before, but mention should be made of the recent tunnel entrance, whose archaic composition suggests well, the character of the institution on the heights above.

The school work of this firm is by no means hackneyed; the Point Fermin School is especially interesting as adapting itself so gracefully and naturally to its uneven site. The Hollywood Y. M. C. A. gives promise of considerable interest when finished.

Captain Spaulding's house was built some years ago, but large additions were recently made. The principal one of these consists of a music room about thirty by fifty feet in size, eighteen feet high. It is a remarkably beautiful room. In spite of its size, and splendor for the room, including the organ, represents easily a hundred thousand dollars—it is a distinctly comfortable room, with a mellow restful atmosphere that photographs can only dimly suggest.

The walls are paneled in oak of a soft brown tone; the panels, chamfered but not molded are graduated in size toward the ceiling, which is an extremely interesting treatment of beams with ornament both stenciled and in relief. The beams are painted light brown, the decoration in red and blue, with light red molded panels. This fine ceiling saves the room from any chance of being sombre, and in turn is saved from the charge

of ostentation by the height of the room, the closeness of the beams and the delicacy of detail.

An organ screen of wood occupies one end of the room, hand-carved, with the ornament picked out in dull gold; no two columns or balusters are alike. The sconces are gilt, and the chandeliers antique wrought iron. The floor is dark oak, laid in herringbone pattern with about two foot lengths, and of double width boards.

Splendid tapestries are hung on the walls, of a general dark blue tone, but containing much red. The hanging over the mantel is a marvelous brocade of red and gold, which makes a striking background for the lovely marble figure.

The new extension of hall, leading to the music room, is quite in keeping with the superb apartment to which it forms an antechamber. The natural outer stone wall of the original house was surfaced down and worked over until it attained a decidedly interesting texture and color, which was repeated for the new walls. The ceiling is of brown stained wood, rather roughly finished, with occasional grille-work panels connected with the echo organ. At one end, glass doors are covered with exquisitely hand-wrought iron, at the other is an oak door whose panels are carved by hand and effectively antiqued. Beside it a blue-green tapestry supplies a note of rich color. This hall is a gem in itself.

The gardens around the Spaulding house are very lovely, and very extensive; the estate covers thirty-odd acres. There is an enticing pool, embraced by pergolas and sheltered by trees and rising ground. There are perhaps fifty of these estates scattered around this portion of Beverly Hills, and it is interesting to know that the landscape architect who laid out the district has achieved the triumph of



RESIDENCE OF S. R. BURNS
SAN GABRIEL, CALIFORNIA

making each owner believe his site is best of them all!

A glimpse of Mr. Burns' own house shows that when finished it will have an unassuming charm and a look of home-like comfort, besides a most convenient location on the edge of a golf course.

As Hunt and Burns have been recognized as authorities on club houses, we reprint from "California Southland" part of an interview with Mr. Hunt:

"In starting the Club House problem, the first consideration, of course, is the ground on which to build.

"Try to get a lot large enough to allow liberal extension. Women's clubs always grow and frequently find themselves where they either have to pay prohibitive prices for additional ground, or make extravagant changes in their general plans to give them the increased accommodations.

"On general principles, build the club house on one side of the lot, leaving the surplus largely on one side, rather than build the club house in the center of the lot, that is, unless the lot is unusually large.

"If possible, make the greatest length of your auditorium parallel to the front of the stage, rather than a long, deep room, running away from the stage and putting a considerable portion of the audience at an uncomfortable distance from the speaker.

"The ease of access to the speaker from any part of the auditorium makes for less disturbance of the audience by committee members or others who have to get to the stage during meetings, and promotes a social atmosphere.

"Get increased seating capacity for your auditorium in the form of gallery rather than increasing the ground floor area. This again for the same reason noted above, bringing the greatest number of people in closer proximity to the stage.

"For a typical club of 500 or 600 members it is advisable to have your dining room and kitchen on the same floor with the auditorium and the dining room, if possible, opening into the auditorium and the kitchen so located that it is practicable to serve direct to the auditorium as well as to the dining room, or at least near enough to the auditorium for efficient service, so that in case of large club luncheons or evening entertainments the auditorium can be used as a dining room.

"For a typical club having a membership as outlined above, the level floor auditorium is the only practical one, as the sloping floor

auditorium can be used for nothing but an auditorium.

"Remember that the service from kitchen to dining room or to auditorium when used as dining room, is apt to be handled by a considerable number of people, and be sure to provide room enough and doors enough for free circulation, thus avoiding congestion and resulting confusion and inefficiency.

"While it is advisable to have some dressing room accommodations accessible to the stage, the general cloak and dressing rooms should be off the entrance lobby rather than in the vicinity of the stage.

"For the small club it is advisable to make committee rooms thrown together with wide openings so they may serve as lecture rooms for audiences too large for one small room, and too small to be other than lost in the larger auditorium."

(Continued from Page 61)

ably remain on the bushes until January.

3. Disposition of the berries.—The berries may be disposed on the stems in various ways. They may be in large masses like *Cotoneaster frigida*, 50 to 200 in a cluster, with the berries well in sight and so compact and abundant that they look well even when the leaves drop. Give them a good background and you have a wonderful effect. Again, the branches may be in flat sprays like *Cotoneaster horizontalis* with the berries set close to the stem so that every berry is in sight. Then there is the type like *Cotoneaster acuminata* which carries few berries in a place but distributes them over a large portion of the branch. Such types bear near inspection but do not show off well when viewed at a distance.

BERRIED SHRUBS FOR MASS PLANTING.—Most of the berried shrubs do not look well in mass planting for the following reasons:

1. The shrubs do not lose their identity by mingling together as though they were one.
2. They are of the same height and form a monotonous sky line.
3. Their foliage is too small, sparse and far apart to make the best effect and the upper branches are too straggling and lack berries, since they berry on old wood. This cannot be remedied by pruning off the new shoots, at least in the *Pyracanthas*, because you thus cut off your next year's supply of berries.

POINTS DESIRED IN BERRIED SHRUBS.—1. Must not be eaten by birds. (Unless you grow them especially for the birds). Select those that are acid or distasteful to them.

2. Must be of good color, preferably white or red or some shade of red.

(Continued on Page XVI)

INDUSTRIAL

MANY NEW INDUSTRIES ATTRACTED TO LOS ANGELES

In line with the march of progress Westward and the expanding of Los Angeles industries now comes assurance of adding the title of "woolen centre" to the metropolis of the West. With the increase of garment, woolen, and other factories making worsted fabric, and the general magnetic call to Eastern manufacturers, there has been organized, through the initial researches and efforts of the Los Angeles Chamber of Commerce, the Pacific Southwest Wool and Warehouse Co., capitalized at \$1,000,000.

One unit of this is in operation at Wilmington and other units will be constructed at once. As stated by Francis H. Beckett, one of the directors of the company, "the organization of such a company in Los Angeles, will enable the wool producers of the West to ship their wool to the Port of Los Angeles and get a better price for it than they are getting in the East. We expect to build up a large trade with China and Japan". Beckett also pointed out that this company marks the first step toward locating here the worsted and woolen factories such as cluster around the wool centres of the Eastern seaboard.

So, marking this new organization as approximately the 491st concern established in Los Angeles this year, Los Angeles continues her trek to glory. That her progress is undiminished is shown by the building permits for October, which numbered 4,951, amounting in value to \$11,580,427. With October, the total value reached during the ten months of the year is \$100,995,480, which is \$18,234,094 more than the entire twelve months of 1921.

While we are dealing with figures we will cite the huge increase in bank clearings, the true barometer of conditions in Los Angeles. For the first 10 months of 1921 they reached a total of \$3,427,561,624. For the same period

of 1922, \$3,869,104,487, an increase of \$441,542,863.

There never has been such a demand for industrial sites as at present in Los Angeles, and as the growth of the manufacturing centre becomes greater, the attention of certain departments of the Chamber of Commerce is concentrating on the further improvement and enlargement of the harbor, which, even now, has reached a monumental stage. The municipal docks alone handled 820,883 tons of freight during the month of September, an increase over September of last year by 150 per cent.

Among the many activities and additions to the harbor was the recent permanent establishment of the direct ship line between Los Angeles and Honolulu, and the announced coming of a new direct ship line which will connect Los Angeles with Buenos Aires and Rio de Janeiro. Los Angeles harbor is destined, according to Admiral Benson, to be the greatest port in the world if the development plans of the citizens are carried out to the fullest extent. Real harbor improvement activity inspired almost wholly by the Los Angeles Chamber of Commerce did not begin until 1914 and then the world war and subsequent "confiscation" of the harbor by the government precluded further activity until 1920.

So, from an almost unused inlet of 1900, with development concentrated over a few short years, Los Angeles harbor handled, in 1921, over 4,860,000 tons of goods valued at \$209,999,847. It is interesting to compare this figure with that of the years' value of manufactured products, which reached \$800,926,641. As the so-called "back-country" must be highly active to maintain its cities, Los Angeles county plays up to its metropolitan county seat by leading all counties of the United States in value of crops and live-stock pro-

(Continued on Page 68)


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STOCKTON ANNOUNCES LARGE BUILDING PROGRAM

As the end of the most successful building year in the history of Stockton approaches, attention is directed to the prospects for 1923. Indications now point to another record breaking year and a tone of optimism prevails in the building industry.

Actual construction work on the new civic buildings, the \$600,000 auditorium and the \$600,000 city hall, has not started as soon as expected and it will probably be the first of the year before these structures are begun.

Plans have been completed for the new church of the Christ Scientists to cost approximately \$75,000. The new structure is to be carried out in the Grecian-Ionic type which has been used for many of the best Christian Science churches. An outstanding feature of

(Concluded on page XVI)

SAN FRANCISCO, FORWARD

San Francisco continues to ride upon the crest of an ever increasing wave of prosperity. Bank clearings, shipping records, building permits, post office receipts and real estate sales all show a strong bullish tendency upwards.

Bank clearings soared to a new pinnacle, reaching \$687,000,000 for the month of October. This is the highest figure in the history of the city, and is \$47,900,000 greater than the month of September. Already during the first ten months, check transactions recorded by the San Francisco Clearing House have totalled nearly \$6,000,000,000 and before the end of the year will pass the \$7,000,000,000 mark.

Enormous cargos daily are crossing the piers of the port and inbound and outbound carriers are being loaded to capacity. Shipping men report the activity unprecedented and wax optimistic about the future.

During October 556 ships passed through the Golden Gate, the highest mark in seven years. For the past five months of this year since March of this year there has been a steady increase of ship tonnage movement in the port.

The greatest gains which the city has made are shown in the fields of realty. During October 679 building permits were issued, calling for an expenditure of \$4,719,394, making this month the third largest the city has enjoyed. The total for 1922 to date, has passed the \$40,000,000 mark and by the end of the year it will be considerably more than double the 1921 total.

Building operations are evenly divided between frame structures and office and industrial buildings, showing that the increase in population is keeping pace with the rapid industrial development going on in the city.

1200 sales of San Francisco real estate were recorded during the month of October, representing a transfer of \$13,758,738. This is an increase of over \$4,000,000 over the figures for the previous month and passes the record for the same month of the previous years by a still wider margin. Again this activity is about evenly distributed between the industrial and residential areas, proving San Francisco's general forward advance.

Post Office receipts follow the general trend of business increase, climbing in October to the highest mark reached in the history of the San Francisco Post Office.

(Concluded on page XI)

The Home Beautiful

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The home of King Vidor, Motion Picture producer in Hollywood. A Lock-lath House.

(Continued from page 66)

ducts. The county's total field, truck, fruit, and nut crops reached a value of \$57,577,964 in 1921.

Visitors are so impressed with their actual visualization of industrial, cultural, and civic growth in Los Angeles that more of them are turning in their return tickets than ever before, which means their complete surrender and permanency of home at this terminus. To the report that the excise taxes collected from the manufacturers in Los Angeles for the year, reached \$1,289,095 (nearly \$300,000 more than in San Francisco) it is interesting to add the note that the Los Angeles district pays more Federal tax income per capita than any other section of the United States.

For the benefit of the Eastern, or other investor, the Los Angeles Realty Board is using every effort to prevent any inflation of site values, just as it is aiming to keep within reason city lot and acreage values. Strange to say, and fortunately, in spite of the tremendous activity, there is no speculation in industrial sites in Los Angeles. Great spaces convenient to electric power, inexhaustible water, ship

and rail facilities may be had at an approximately two cents per square foot.

Henry Riddiford, the lumber expert, says Los Angeles spends \$15.63 per capita per month for building. When this figure is compared with the \$6.80 per capita for New York and \$3.80 per capita for Chicago one realizes the extent of the huge building activity in Los Angeles. This lumber expert declares that there is more lumber and other forest products received at the Port of Los Angeles than there is at any other port in the United States. If the lumber received at this port during 1921 was converted into one by twelve boards, it would be sufficient to erect a fence twelve feet high, 10,000 miles long.

The home section of the city, stretching far westward, is protected geographically from odors or smoke arising from the industrial district. The winds blowing in from the sea float steadily over the industrial zone East of the city. Smoke, however, is practically eliminated from the factories as electric power is so abundant and cheap that the bulk of machinery, including iron-ore furnaces, is run by this cleanly and economical power.

(Concluded on page XIV)

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THE BUILDING REVIEW

SAN FRANCISCO CHAPTER AMERICAN INSTITUTE OF ARCHITECTS MONTHLY BULLETIN

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J. S. Fairweather, Secretary-Treasurer.



DIRECTORS

Wm. Mooser, three years.
J. H. Blohme, three years.
A. J. Evers, two years.
Harris Allen, two years.
S. Schnaittacher, one year.
Morris M. Bruce, one year.

NEXT MEETING

The next meeting will be held on Thursday evening, December 21, 1922, at the Architectural Club Rooms, 77 O'Farrell Street at 6:30 P. M., and will be preceded by a Directors meeting at 5:30 P. M.

On account of the nearness of Christmas the meeting will be a joyous one and the Board of Directors will endeavor to furnish an interesting time to all.

NOVEMBER MEETING

The November meeting was very interesting and if those present learned nothing more than to tell a good shingle from a bad shingle, they were repaid for coming. Mr. H. S. Stromach's talk on wood was highly interesting and for the coming year it is the intention of the present administration to cut the routine business and have someone present to talk on subjects interesting to the profession. We would welcome any suggestion from members along this line.

The Directors and Regular meeting of the San Francisco Chapter of the A. I. A. was held Thursday evening November 16, 1922, in the Architectural Club rooms, 77 O'Farrell Street. The meeting was called to order by the President, Mr. Geo. W. Kelham. The following members were present:

Harris Allen, J. Harry Blohme, Edw. G. Bolles, J. W. Dolliver, E. B. Hurt, H. H. Myers, K. MacDonald, John E. Norberg, W. J. Wilkinson, J. S. Fairweather, Morris M. Bruce, Earle B. Bertz, E. E. Coxhead, Albert Evers, Geo. W. Kelham, Wm. Mooser, Chester Miller, S. Schnaittacher, Stanton Willard.

A few guests were also present.

Minutes

The minutes of the October meeting were read and approved.

New Business

It was moved and unanimously carried that the present sum of \$33.69 that the Chapter has in the Savings Bank, be added to by the sum of \$206.57 and that this sum be made the nucleus of an Educational Fund, and that all members add to this fund by subscription and also induce such clients as are interested in Art to help the fund grow.

The Executive committee to draft some way of safeguarding the fund and submit same to Chapter for approval.

Mr. Harris Allen presented to the Architectural Club a book of Architectural Drawings by Wooster Bard Field for which the Chapter gave him a vote of thanks.

It was moved and carried that Mr. Allen prepare a circular of Informative Publicity and get an estimate of cost of same.

The president was instructed to write another letter to the War Memorial Committee to see what steps are being taken toward San Francisco's Memorial building.

Communications

A letter from Wm. George of the Builders Exchange read and ordered answered by the President.

A letter from the Southern California Chapter in regard to Jurisdictional Awards read and placed on file.

A letter from E. C. Kemper regarding Geo. H. Howard's admission to Institute membership received and placed on file.

A letter received from E. C. Kemper in regard to further rebate received and placed on file.

New Rulings

The Department of Electricity have gotten out a new

book of rulings of the department which can be had free by applying at Room 205, City Hall, San Francisco.

Adjournment

There being no further business before the Chapter the meeting adjourned.

J. S. Fairweather, Secretary.

November 17, 1922.

Mr. W. H. George, President,
The Builders' Exchange,
180 Jessie Street,
San Francisco, Calif.

Dear Mr. George:

Replying to your letter of November 8th, as to a more definite statement in Architectural Specifications regarding the American Plan:

The matter was brought before the meeting of our Chapter last night, and we again urged our members to keep their work as closely as possible within the lines of the Industrial Association, although we can, as you of course know, go no further than to suggest and request to our members in such a matter; each individual being free to take such action as he sees fit.

We intend further to again call the attention of our entire membership by letter, to the fact that we are, and always have been, in sympathy with the aims of the Industrial Association.

In the final analysis you must not forget that the question of how any particular piece of work shall be carried out rests with the owner.

When you, as you say, "run across" a set of specifications calling for Union Conditions, and will notify us of the fact, we will try and take up the matter.

Very truly yours,
Geo. W. Kelham,
President.

LIST OF MEMBERS OF THE SAN FRANCISCO CHAPTER, A. I. A.

Allen, Harris, C., Central Bank Bldg., Oakland.
Applegarth, Geo. A., Claus Spreckels Bldg., S. F.
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Barth, Hermann, Phelan Building, San Francisco.
Baur, John A., 251 Kearny Street, S. F.
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Dickey, Chas. W., City Hall, Oakland.
Dolliver, J. W., 114 Sansome Street, San Francisco.

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 Glass, Edward, Hearst Bldg., San Francisco.
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 Hays, Wm. C., 1st Nat Bank Bldg., San Francisco.
 Headman, August G., Call Bldg., San Francisco.
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 Herold, R. A., Forum Bldg., Sacramento.
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 Hyman, Samuel L., 68 Post St., San Francisco.
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 Mullgardt, L. C., Honolulu, H. T.
 Maybeck, Bernard R. (Hon.), Lick Bldg., San Francisco.
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 Ratcliff, W. H., 1st Nat. Bk. Bldg., Berkeley.
 Reed, Walter D., Oakland Sav. Bk. Bldg., Oakland.
 Reid, James W., Cal-Pacific Bldg., San Francisco.
 Reid, M. J., Cal-Pacific Bldg., San Francisco.
 Reid, John, 1st Nat. Bank Bldg., San Francisco.
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 Sawyer, Houghton, Shreve Bldg., San Francisco.
 Schmidt, Herbert, 45 Kearny St., San Francisco.
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 Schnaittacher, Sylvain, 233 Post St., San Francisco.
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 Smith, Thomas, 67 Elgin Park, San Francisco.
 Simpson, Horace G., Call Bldg., San Francisco.
 Skillings, Warren, Garden City Bk. Bldg., San Jose.

Scholz, Arthur G., Phelan Bldg., San Francisco.
 Steilberg, Walter T., 908 Flatiron Bldg., San Francisco.
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 Traphagen, O. G., 244 California St., San Francisco.
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 Willard, S. D., 715 First Ave., San Mateo.
 Wood, Hart, Castel & Cooke Bldg., Honolulu.
 Wythe, W. J., Central Bank Bldg., Oakland.
 Webb, Marshall H., James Campbell Bldg., Honolulu.
 Wilkinson, W. J., 220 Howard Ave., Piedmont.
 Yelland, W. R., 414 13th St., Oakland.

ANNOUNCEMENT

Mr. John J. Donovan, Architect, Member of the American Institute of Architects, School Building Specialist and author of "School Architecture" announces that Dr. Frank W. Hart, Associate Professor of Educational Administration and Mr. L. H. Peterson, Associate in Educational Administration of the Department of Education, University of California are now associated with him for the purpose of providing an enlarged and improved consulting service to School Boards and Architects by closely combining the architect's training and experience with the professional school administrator's knowledge of the modern educational demands upon the school plant.

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(Concluded from page 67)

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INDEX OF ADVERTISERS

	Pages
ASBESTOS SHINGLES AND BUILD- ING LUMBER	VI-IX-XV.
ASBESTOS CORRUGATED SHEATH- ING	VI-IX-XV.
ASBESTOS ROOFING	VI.
BARS, REINFORCING	XV.
BRICK, FIRE AND REFRACTORIES...	V-IV-XIV-OB COVER
BRICK, PRESSED	V-IV-XIV-OB COVER
BUNGALOW PLAN BOOKS	XII
COLD STORAGE INSULATION	XV.
CORK FLOOR	XV.
ELECTRICAL SUPPLIES—ASBESTOS..	VI
FURNITURE—SCHOOL, LODGE AND CHURCH	III-IV
FLOORING	1-XII-XV
GLASS	1-XIII
INTERIOR DECORATORS.....	X-XII
IRONING BOARDS	VIII
JEWELRY AND SILVERWARE.....	VII
KITCHEN—SINKS	III
LIGHTING FIXTURES	IV-XII
LUMBER	XVII
MACHINERY AND SUPPLIES.....	XVII
MATS	VIII
MILL WORK	IV-VIII
NURSERIES	IV
ORNAMENTAL IRON	X
PAINTS, ENAMELS AND WOOD FIN- ISHES	I, F. Cover-I-XV-XVII
PLUMBING EQUIPMENT.....	69
PIPE, WOOD.....	VIII
PORTABLE HOUSES	VIII
RAILROADS	VII
REINFORCING STEEL	XV.
ROOFING	I-VI-XV
SAND	XII
SEWER PIPE AND CLAY PRODUCTS..	IV
SLIDING DOORS	VIII
SINKS	III
STEEL	XV
STUCCO	XII
TANKS—WOOD	VIII
TERRA COTTA	XII
TILE	III-XII
TILE—ROOFING	XII
TILE—HOLLOW	XII
TIN	XVI
TREES, PLANTS AND SHRUBS.....	IV
VARNISHES	I-I.F. Cover-XVII
WALL BOARDS	IV-VIII
WATER HEATERS.....	67
WATERPROOFING	1-X
WINDOW SASH (Steel)	X

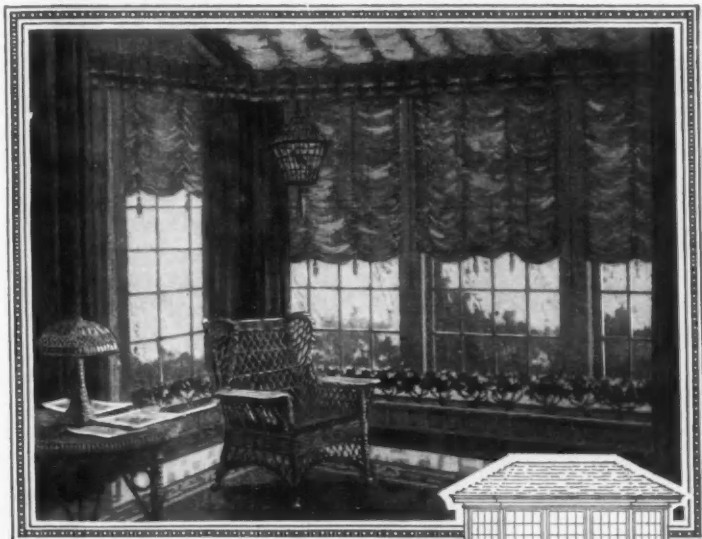
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There is an ever-increasing trend "sunward", towards the enjoyment of sunshine and air made possible by the judicious but liberal use of better window glass. Cater to the "sunward" movement and reward will follow; principles of health, sanitation and human happiness will have been recognized.

The Mark On the Box

The long ellipse that appears on every box of genuine American Window Glass is an assurance of quality.

Within the ellipse is the grade mark, A or B. The B glass is of as consistently high quality as the A grade of ordinary glass and our A grade is correspondingly superior. Demand the beauty, clarity, evenness and strength assured by this mark on every box.



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GENERAL OFFICES, PITTSBURGH, PA.

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Review of Trade Literature

ASBESTOS BUILDING LUMBER

Asbestos Shingle, Slate & Sheathing Co., Ambler, Penna.
Catalog A. B. L., 1917. 32 pp. Illustrated. Compiled for the Architect and Builder showing the many uses of Asbestos Building Lumber, its beauty, economy, permanency and general utility.

BATH ROOM FIXTURES

Pacific Sanitary Manufacturing Co., 67 New Montgomery St., San Francisco.

Catalog. 100pp. Illustrated. Covers the work of Architect, Contractor and Plumber in the choice and installation of modern sanitary bath room fixtures.

CEMENT

Portland Cement Assn., 111 West Washington St., Chicago, Ill.
Catalog 8½x11. 16pp. Illustrated. Especially prepared for Architects and Builders. Instructions for application.

DRINKING FAUCETS AND FOUNTAINS

Haws Sanitary Drinking Fountain Co., 1808 Harmon St., Berkeley, California.

Catalog containing 40 illustrations showing various types of sanitary drinking fixtures. Special attention is given to the problem of drinking arrangements in schools and other public places.

ELECTRICAL EQUIPMENT

Macbeth-Evans Glass Company, Pittsburgh, Penna.

Catalog. 3½x6½. 4p. Illustrated. Indirect and semi-direct lighting units.

FIREPLACES AND MANTLES

Batchelder-Wilson Co., Los Angeles, California.

Illustrated catalog in color showing large variety of mantle and fireplace designs.

FLOORING

Insulite Chemical Company, 373 Monadnock Building, San Francisco, California.

Catalog. 8½x11. Illustrated. The story of Insulite. Its application, lasting qualities. List of 48 school buildings where recent installations have been made.

Stedman Products Company, South Braintree, Mass.

Catalog. 8½x11. 4pp. Illustrated in colors. Shows the many varieties of Stedman Naturalized Flooring, several photos of installations, and its various uses.

FURNITURE

Reinhart Lumber & Planing Mill, 17th and Arkansas St., San Francisco, California.

Catalog 5½x6½. 14pp. Illustrated. Covers many types of built in fixtures as ironing boards, drop tables, breakfast nooks, telephone cabinets, etc.

American Walnut Mfgs. Association, 618 S. Michigan Boulevard, Chicago, Illinois.

Catalog. 8½x11. 4pp. Illustrated. How to judge walnut and a classification of walnut furniture.

HEATING EQUIPMENT

Hoyt Heater Company, 2838 E. Second St., Los Angeles, Cal.

Catalog. 3½x6½. 12pp. Illustrated. Detailed description showing advantages of the instantaneous water heater.

PILES AND TIMBERS

Century Wood Preserving Company, Century Building, Pittsburgh, Penna.

Catalog. 24pp. Illustrated. Covers Wood Preservation. Process used in Timber Treatment, Preparation of Wood Block Floors, Pavements, etc.

RADIUM

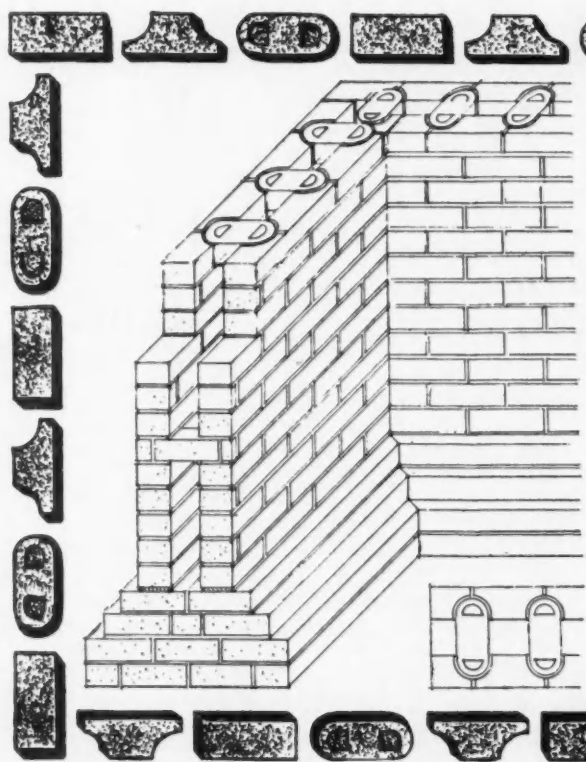
United States Radium Corp., 58 Pine Street, New York, N. Y.

Catalog. Loose Leaf. 8½x11. Illustrated in colors. The application of Radium to the home, public buildings, etc., on pull socket chain pendants, switches, call bell pushes, etc., enabling them to be located readily in a dark room.

WATER HEATERS (See "Heaters")

CIVIL SERVICE EXAMINATION FOR ARCHITECTURAL DRAFTSMAN

The United States Civil Service Commission announces an open competitive examination for architectural draftsman to be held on December 6th and 7th, 1922. A vacancy in the office of the Supervising Architect, Treasury Department at \$1,600 a year (plus bonus) and a vacancy in the central office of the Veteran's Bureau at \$2,000 a year (no bonus) and vacancies in positions requiring similar qualifications, at these or higher or lower salaries, will be filled from this examination, unless it is found in the interest of the service to fill any vacancy by reinstatement, transfer or promotion. Further information may be obtained from the Building Review or by writing to the United States Civil Service Commission, Washington, D. C.



SIMONS SYSTEM
VACUUM BRICK WALL CONSTRUCTION

A HOLLOW WALL OF SOLID BRICK
SIMPLE IN ITS ELEMENTS, MARVELOUS IN ITS COMBINATIONS!

<p>WATERPROOF</p> <p>FIREPROOF</p> <p>EVERLASTING</p>	<p>INVESTIGATE IT</p> <p>SPECIFY IT</p> <p>USE IT</p>
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IT ANSWERS THE CALL FOR ECONOMICAL CONSTRUCTION

MANUFACTURED AND DISTRIBUTED BY
SIMONS BRICK COMPANY
125 WEST 3RD ST. LOS ANGELES
PHONE: MAIN 126

(Concluded from page 68)

The type of small home architecture running into a sort of fad among builders is after the Spanish and the hills are dotted with these apparently "roofless" bungalows and chalets. The idea being considered so in harmony with tradition and romance in California, many very large homes are of Spanish design or influence. The so-called double-bungalow seems to be giving way to the duplex, which gives two flats under one roof with greater ground space and light on all four sides. In many cases, owing to the many picturesque hill-sites, such structures are erected with the garages built into spaces dug out from the hill side. One enterprising builder in Los Angeles is featuring a "temporary" structure of two stories, with the garage in the lower front corner. This he says has met with ready patronage owing to so many wanting to buy and hold a lot until they can erect their bungalow or flats in front. He offers this type for approximately \$2,900. This includes living room, breakfast nook, kitchen, and garage on first floor, and two bedrooms and bath on the second. This is the "California-house" type of course.

Brick is again coming into its own in Los Angeles and many small dwellings are now constructed of the convenient clay slabs. Man-

ufacturers in Los Angeles state that the output of common brick has reached over 15,000,000 per month, which would build a wall five feet high and forty miles long. The huge clay deposits adjacent to the city are responsible for the rapid output of this brick. In the structures where concrete plays its part, demands are made on one firm alone for 165 carloads of rock daily.

Figures are becoming so large and the computation so complicated that from where records could be easily obtained from the newspapers, now all the leading banks, chamber of commerce, and other institutions have installed complete research departments. Some of the banks have gone beyond their own direct needs and cover all details of industry and crop production as well as mining, electric and hydraulic power, oil, and imports and exports.

GLASS THAT WILL NOT BREAK

A glass that can be heated and then cooled rapidly without danger of breaking has been put on the market in Belgium. Kitchen utensils and chemical apparatus can be made from this glass without any difficulty. The only difference between this product and the common glass is that boric acid is used in place of sand.—From The Industrial Digest.

ADVANTAGES OF STEEL CASEMENT WINDOWS

That the popularity of steel casement windows will increase among home builders, as did the use of steel sash among industrial builders, is unquestioned. Ten years ago, steel sash was practically unknown among the building trade. Today, it is used in factory buildings, stores, office buildings, schools, banks and even hotels. This increased use of steel sash has been brought about by educating building owners, architects and contractors to its many advantages. In like manner, the home owner, contractor and architect will come to look upon steel casement windows with favor and satisfaction.

Steel casement windows have several important advantages over wood windows that are sure to appeal to the thoughtful home owner and builder.

They admit from 40 per cent to 80 per cent more daylight for the same sized masonry opening. The sash and frame are made from solid, narrow, rolled steel bars, eliminating the wide wooden members and permit the use of larger glass lights.

Steel windows cannot stick or warp. The difficulty experienced by every home owner in trying to open or close his windows, when the sash has swollen and stuck, is entirely eliminated. Steel is not affected by moisture.

Screens may be attached easily to the outside of the frames. Holes are punched through the frame so that special screen frames are unnecessary.

Because of their construction, steel windows resist fire and stand up under usage. They always have a better appearance than wooden windows, and add to the attractiveness of a house.

Here is one fact of interest to contractors and builders. Steel windows with channel frame construction save labor and expense in installing. This type of window will set upright on the sill without bracing and it has the important additional advantage of serving as a guide to the mason. The channel frame makes it impossible to build the wall so close that it will bind the ventilator. The outside leg of the channel frame is somewhat longer than the inside leg. The mason builds the wall snugly against the front leg filling the channel with mortar as he goes up. Anchorage is secured by means of four straight flat pieces of steel about one inch by four inches long.

(Concluded on page XVII)

WESTERN ASBESTOS MAGNESIA CO.

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Asbestos and Composition Roofings, National AanA (Asbestos and Asphalt) Slate Surface Individual Shingles and Roll Roofing, Mastic and Magnesite Floorings.

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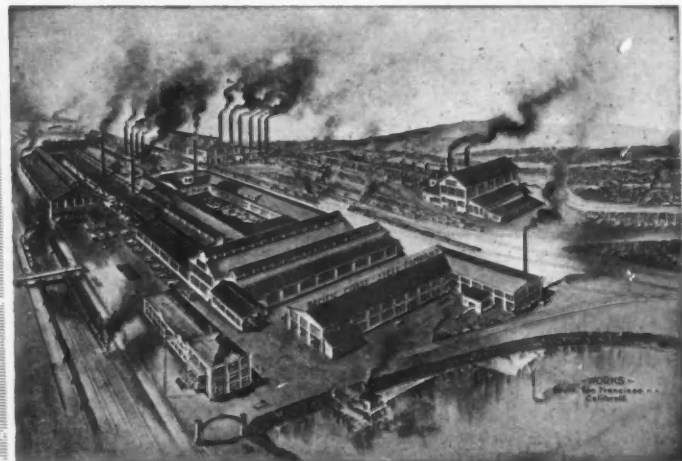
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Stock Lists will be Furnished Upon Request

Pacific Coast Steel Company

OPEN HEARTH STEEL PRODUCTS

General Offices, Rialto Building, San Francisco

Indiana World War Memorial

Notice to Architects

NOT later than March 15, 1923, the Board of Trustees of the *Indiana World War Memorial* will receive at its offices in The Chalfant, N. W. Corner of Pennsylvania and Michigan Sts., in the city of Indianapolis, Indiana, competitive "designs, plans and specifications" for a World War Memorial to be erected in the city of Indianapolis at an approximate cost of \$2,000,000.00.

Full information in regard to the competition may be had by addressing

PAUL COMSTOCK, *Secretary*

The Chalfant,
INDIANAPOLIS, INDIANA

(This competition is approved by the Standing Committee on Competitions A. I. A., and is to be held in accordance with A. I. A. principles.)

(Concluded from Page 67)

the structure will be a handsome portico of Ionic columns. Construction will start shortly before the first of the year.

Although it has not been definitely decided when the erection of the College of the Pacific buildings will be started, the ground plans are now ready and the landscape work on the campus will begin in the spring.

Work has already started on converting the building formerly used as the Hippodrome theatre on Sutter street into a business and office building. Plans call for making 22 offices on the second floor and two stores on the ground floor, one to be occupied by the Ernest L. Wilson Candy Company. Aside from the cost of remodeling the building, this company will expend about \$75,000 in fixtures and fittings peculiar to its business.

Work will be started immediately by the California Auto Supply Company on a new store building. The estimated cost of the building is \$15,000.

The \$35,000 store building of Louis Jacobs on Market Street near Grant and the \$50,000 store building of J. C. Black on Weber Ave., between California and American streets are rapidly nearing completion.

MOTION PICTURES HELP HOME BUILDING

Motion Pictures are being made use of in the promotion of practically every form of activity. Therefore, their use in promoting home building is no more than logical. Much interest has been aroused in various parts of the country by the erection of "model houses," suitably furnished; the theory being that anyone seeing such a model would be very apt to become a home owner. Just how successful this method has been is very doubtful. It is certain, however, that whatever has been accomplished has been quite limited in scope owing to the fact that the expense involved for erecting "model houses" is quite prohibitive if undertaken as a national movement, since the appeal at best has been purely local. Some more universal means of appeal would seem to be necessary—what more logical method than the Motion Picture? The demand which has been found to exist for a national means of encouraging home building has resulted in the creation of a five-reel film which will show the actual erection of a modern six room brick Colonial house, together with its equipping and furnishing, the final scenes showing the happy and contented family. To make the presentation as interesting as possible, an unusually attractive suburban plot has been selected. It may be safely assumed that the production will do ample justice to the subject matter inasmuch as it is being done with the full co-operation of many organizations associated with the progress of building. The counsel of experts has been sought and their suggestions followed as far as practicable.

(Continued from Page 65)

3. The berries must be reasonably persistent.
4. They must be borne in sight and not half hidden.
5. They should be preferably evergreen unless the beauty of the berry offsets the leafless twig.

WHERE BERRIED SHRUBS MAY BE USED.—

1. Along paths and driveways.
2. As individual specimens.
3. In rockeries. (*Cotoneaster horizontalis* and *C. microphylla* fine for this.)
4. In shrubby mass. Very few are adapted to mass planting but *Cotoneaster nanosa* in rear with *Cotoneaster franchetti* in front are particularly good.
5. As cut plants for decoration.
6. As pot plants.

(Concluded Next Month)

(Concluded From Page XV)

These are laid in the mortar joints in such a way that the ends extend about one-half inch into the channel at the jambs.

One advantage of steel casement windows, which appeals to architects, contractors and dealers, alike is the fact that they are standardized and made in only a few popular sizes. This assures the architect or contractor that he will not have the delay, the extra cost and trouble which invariably accompany the purchases and installation of special sized wood windows and also permits the dealer to carry a sufficient stock with only a small investment, and sell at a price commensurate with wood.

Another point in favor of using steel casement windows is that of low initial cost both to the home owner and building supply dealer. Not only are they quoted at a price that successfully competes with wooden windows, but an additional saving is also effected, by the fact that these steel windows are completely equipped, sash hung, priming coat of paint applied, and all hardware in place.

When the Seals Come, Buy them

A little before Christmas, you will be offered some Christmas Seals. Keep them and use them on envelopes and packages. Send a check or money order to cover the small sum they cost.

When you do this, you help in the fight against tuberculosis. You help save human lives. Your help goes where help is most needed—to the house that is clouded with the threat of death. When the seals come, buy them.

Stamp Out Tuberculosis With
Christmas Seals

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Agency for

Tamm & Nolan Varnish Works High
Grade Varnishes and Finishes

Goods made on the Pacific Coast for the climate of this Coast

Fifty-Fifty for Progress

The big obvious need of this country today is psychological—the disposition to go ahead. We have here a vast ability to produce, and a vast ability to consume the products of industry. Potentially, Supply and Demand are pretty well matched. The main trouble is that people don't demand enough things to justify industry in doing its utmost to produce.

The result is that a great amount of energy is being spent on trying to get a lion's share of the existing demand, and not enough is spent on trying to create the demand so there will be enough to keep everybody busy supplying it.

This brings about a period of keen competition. It means that everybody must work harder and accept less in order to overcome the sales resistance of a curtailed demand.

Demand is largely a created thing. The actual needs of humanity are only a fraction of the general demand. It is always a simple

matter to get along with less than one would like to have. When the public gets a streak of economy it curtails the demand for everything that is produced.

Advertising is a prime mover in creating business. It rouses people out of lethargy, makes them want to live more fully, and to possess the means of living more comfortably and more enjoyable.

When sales are hard to get, then most people who have things for sale increase their efforts to sell. The harder they try to sell, the harder their competitors try to sell. But no amount of selling effort—in the usual sense of the word—can create demand; it can only take advantage of the demand that has been otherwise created.

Advertising and Selling ought to be considered as "fifty-fifty" in importance. Advertising creates the consumer demand. Selling connects this demand with the supply. Each needs the other to make its work complete.

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